
SECTION 2: EXECUTIVE SUMMARY

2.1 - Proposed Project

The Marina Park project site is located in the City of Newport Beach, Orange County, California. Specifically, the project site is located on the Balboa Peninsula, along Balboa Boulevard, south of a public beach and the Newport Bay, west of 15th Street, and east of 18th Street.

The proposed project (Marina Park) includes the Multi-Purpose Building at the Balboa Center Complex, Sailing Program Building at the Balboa Center Complex, the Girl Scout House, marina services building, parking areas, park, beach, and a marina basin. The Balboa Center Complex will include a cafe, classrooms, and supporting offices. The project will provide a “Window on the Bay” from Balboa Boulevard.

The public park will provide for passive and active areas. The passive areas include an open lawn area and a water feature. The active areas will include a children’s play area and basketball courts. The public short-term visiting vessel marina is proposed to accommodate visiting vessels for up to 30 days. Utility hook-ups are proposed to be available for the marina. Bathrooms and laundry areas are proposed adjacent to the marina. The Balboa/Sailing Center will include rooms for educational classes as well as community events. The Balboa/Sailing center will have a cafe situated on the second story and will include areas for sailing classes. There are two tennis courts proposed on the eastern portion of the site adjacent to 15th Street. In addition, an existing bathroom on the public beach adjacent to 19th Street is proposed to be reconstructed.

Primary vehicular access to the project will be via West Balboa Boulevard at 16th Street and secondary access will be via a controlled exit/entrance off of 15th Street. Public access to the beach will be provided by walkways within the proposed parks as well as an access provided along the western side of the proposed marina. Furthermore, 18th and 19th streets will still provide access to the public beach.

2.2 - Areas of Controversy/Issues To Be Resolved

There are no areas of controversy or issues to be resolved related to the proposed project.

2.3 - Summary of Project Impacts

2.3.1 - Significant Unavoidable Adverse Environmental Effects

There are no significant unavoidable adverse environmental effects that will occur as a result of implementing the proposed project.

2.3.2 - Summary of Significant Environmental Effects That Can Be Mitigated To Less Than Significant

The following significant environmental effect can be mitigated to a less than significant impact:

2.4 - Summary of Alternatives

In accordance with Section 15126(d) of the CEQA Guidelines, Section 6.0 of this EIR includes a comparative evaluation of the proposed project with alternatives to the project. Additionally, the alternatives are discussed in terms of achieving the project objectives. This EIR includes an evaluation of the following alternatives to the proposed project:

- No Project/No Development Alternative
- Reduced Marina Alternative
- No Marina Alternative

This section includes a discussion of the Environmentally Superior Alternative. The Environmentally Superior Alternative is the No Project Alternative. However, this alternative fails to meet any of the project objectives. Based on the evaluation in Section 6, the Environmentally Superior Alternative is the No Marina Alternative.

2.5 - Mitigation and Monitoring Program

CEQA requires agencies to set up monitoring programs for the purpose of ensuring compliance with the mitigation measures adopted as conditions of approval in order to mitigate or avoid significant environmental effects as identified in the EIR. A mitigation monitoring program, incorporating the mitigation measures set forth in this document, will be adopted at the time of certification of the EIR.

2.6 - Summary of Significant Environmental Impacts and Mitigation Measures

Section 5.0, Existing Conditions, Thresholds of Significance, Project Impacts, Cumulative Impacts, Mitigation Measures, and Level of Significance after Mitigation, of this EIR describes in detail the environmental impacts that will result from the implementation of the proposed project. Table 2-1, Executive Summary, summarizes the impacts of the proposed project and mitigation measures for those impacts. Impacts that are noted in the summary as “significant” after mitigation will require the adoption of a statement of overriding considerations, if the project is approved as proposed (CEQA Section 15093).

In this table, impacts of the project are classified as: (1) No Impact (no adverse effect); (2) Less than Significant (adverse effects that are not substantial, according to CEQA); (3) Potentially Significant (potential substantial adverse changes in the environment); (4) Significant (substantial adverse changes in the environment) or (5) Beneficial (beneficial changes in the environment). Mitigation measures are listed, as applicable, for each impact.

Table 2-1: Executive Summary Matrix

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
5.1 - Aesthetics		
<p>Impact 5.1-A: The project would not have a substantial adverse effect on a scenic vista.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.1-B: The project would not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.1-C: The project would not substantially degrade the existing visual character or quality of the site and its surroundings.</p> <p>Project Specific Less than significant</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.1-D: The project would not create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>5.2 - Air Quality</p>		
<p>Impact 5.2-A: The project could exceed the SCAQMD significance thresholds during the construction phase of the project</p> <p>Project Specific Potentially significant impact.</p>	<p>MM 5.2-A.1. Construction grading shall be limited to no more than five acres per day.</p> <p>MM 5.2-A.2. Project construction shall employ the following methods to reduce fugitive dust emissions:</p> <ul style="list-style-type: none"> • Exposed soil and sand surfaces shall be watered a minimum of three times daily. • Implement applicable South Coast Air Quality Management District Rule 403 Best Available Control Measures. • Reduce speed on unpaved roads to less than 15 miles per hour. <p>MM 5.2-A.3. The tugboat(s) used in sand export activities shall have a propulsion engine built after the year 2000.</p>	<p>Less than significant.</p>
<p>Impact 5.2-B: The project would not exceed the SCAQMD regional significance thresholds during operation.</p> <p>Project Specific Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant.</p>
<p>Impact 5.2-C: The project would not cause or contribute to a carbon monoxide violation from project-related and cumulative traffic during operation.</p> <p>Project Specific Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.2-D: The project could conflict with or obstruct implementation of the applicable air quality plan.</p> <p>Project Specific Potentially significant impact.</p>	<p>Implementation of Mitigation Measures MM 5.2.A-1 and MM 5.2.A-2 is required.</p>	<p>Less than significant.</p>
<p>Impact 5.2-E: The project could violate an air quality standard or contribute substantially to an existing or projected air quality violation.</p> <p>Project Specific Potentially significant impact.</p>	<p>Implementation of Mitigation Measures MM 5.2.A-1 and MM 5.2.A-2 is required.</p>	<p>Less than significant.</p>
<p>Impact 5.2-F: The project could result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).</p> <p>Project Specific Potentially significant impact.</p>	<p>Implementation of Mitigation Measures MM 5.2.A-1 and MM 5.2.A-2 is required.</p>	<p>Less than significant.</p>
<p>Impact 5.2-G: The project could expose sensitive receptors to substantial pollutant concentrations.</p> <p>Project Specific Potentially significant impact.</p>	<p>Implementation of Mitigation Measures MM 5.2.A-1 and MM 5.2.A-2 is required.</p>	<p>Less than significant.</p>
<p>Impact 5.2-H: The project would not create objectionable odors affecting a substantial number of people.</p> <p>Project Specific Less than significant</p>	<p>No mitigation measures are required.</p>	<p>Less than significant.</p>
<p>Impact 5.2-I: The project could result in an increase in greenhouse gas emissions that would significantly</p>	<p>MM 5.2-I.1. During project construction, construction equipment shall be properly maintained in accordance with manufacturer's</p>	<p>Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>hinder or delay the State's ability to meet the reduction targets contained in AB 32.</p> <p>Project Specific</p> <p>Less than significant</p>	<p>specifications; maintenance shall include proper tuning and timing of engines. During maintenance, precautions shall be taken to ensure that fuel is not leaked onto the ground. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction and subject to inspection by the SCAQMD.</p> <p>MM 5.2-I.2. During project construction, the project proponent shall require all contractors to turn off all construction equipment and delivery vehicles when not in use.</p> <p>MM 5.2-I.3. Prior to project construction, the project proponent will provide a traffic control plan that will describe in detail safe detours around the project construction site and provide temporary traffic control (i.e., flag person) during debris transport and other construction-related truck hauling activities.</p> <p>MM 5.2-I.4. During project construction, onsite electrical hook ups shall be provided for electric construction tools including saws, drills and compressors, to eliminate the need for diesel powered electric generators.</p> <p>MM 5.2-I.5. To reduce waste, the project shall do the following:</p> <ul style="list-style-type: none"> • Each building shall provide an easily accessible area that serves the entire building and is dedicated to the collection and storage of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, and metals. • Recycle and/or salvage at least 50% of non-hazardous construction and demolition debris. Develop and implement a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted on-site or co-mingled. Excavated soil and land-clearing debris do not contribute to this credit. Calculations can be done by weight or volume, but must be consistent throughout. • A minimum of 10 percent of the building materials shall be one of the following: extracted, processed, and manufactured regionally; recycled content; salvaged material; refurbished material; or reused material. 	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>MM 5.2-I.6. To reduce electricity and/or natural gas usage, the project shall do the following:</p> <ul style="list-style-type: none"> • Install ENERGY STAR alternatives for all lighting and control systems, appliances, and equipment that have ENERGY STAR alternatives. • Use daylight as an integral part of the lighting systems in the buildings. • Optimize energy performance by exceeding Title 24 Energy Efficiency requirements by 21 percent. • For a minimum of 50 percent of the site hardscape (including roads, sidewalks, courtyards, and parking lots), provide either shade, paving materials with a solar reflective index of at least 29, or an open grid system. <p>MM 5.2-I.7. The boat docks shall have signs that prohibit engine idling.</p> <p>MM 5.2-I.8. Construction plans shall provide preferential parking (such as covered or shaded) for a minimum of two carpool/vanpool vehicles near the entrance of the building(s). Clearly indicate carpool/vanpool spaces with signage approved by the City of Newport Beach. The project shall provide secure bicycle racks and/or storage (within 200 yards of the building entrances. Each building shall also contain a minimum of one shower/changing facility to encourage bicycle usage.</p> <p>MM 5.2-I.9. The project shall install pervious concrete in targeted areas as recommended by the International Society of Arboriculture to reduce runoff and help onsite shade trees to develop healthy root systems.</p> <p>Water Conservation</p> <p>Water conservation affects air quality through the reduction in air pollutant emissions generated by the transport and treatment of water, and reduces offsite energy consumption.</p> <p>MM 5.2-I.10. Project landscaping plans shall require the use of moisture sensors, rain shut-off devices, check valves, and a WaterSmart irrigation controller to the maximum extent feasible. (A moisture-sensing device measures the amount of water in the soil; a</p>	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>rain-sensing device is a device that automatically shuts off the irrigation system when it rains; an anti-drain valve or check valve is a valve located under a sprinkler head that holds water in a system so it minimizes drainage; an automatic controller is a mechanical or solid-state timer, capable of operating valve stations to set the days and length of time of a water application.) Turf shall be prohibited from all areas except for the lawn/open play area. Drought-resistant plants shall be incorporated into the landscaping plan. Plans shall be subject to approval by the City of Newport Beach.</p> <p>MM 5.2-I.11. The project shall utilize water conservation technologies and practices to the maximum extent feasible. Water conservation measures shall include, but are not limited to:</p> <ul style="list-style-type: none"> • High-efficiency toilets • EPA WaterSense-labeled faucets 	
<p>5.3 - Biological Resources</p>		
<p>Impact 5.3-A: The project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p>Project Specific Potentially significant impact.</p> <p>Cumulative Potentially significant impact.</p>	<p>Project Specific</p> <p>MM 5.3-A.1. A construction and post-construction marine biological mitigation monitoring plan will be prepared that will include pre-construction, construction, and post-construction monitoring of the health of marine life at the project site and a final determination of areas impacted by the project. These monitoring programs shall be implemented to ensure that Newport Harbor water quality and marine resources are being protected through the implementation of a Marina Management Plan. This monitoring program shall include monitoring of the marina basin and the channel waters in front of the sand beach prior to, during, and following marina construction for a one year period. If there are no observable, adverse impacts during the first year, then all monitoring will be deemed complete. If adverse impacts are observed, the mitigation measures will be re-evaluated and implemented. Monitoring will occur and cease once there are no observable impacts, up to a period of five years. If it is determined that Newport Harbor water quality or marine life have been degraded as a result of the operation of the marina, then adaptive management techniques shall be implemented to protect the bay's water quality</p>	<p>Project-specific Less than significant.</p> <p>Cumulative Less than significant</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	and marine resources. Cumulative Implementation of Mitigation Measures MM 5.7-A.1, MM 5.7-A.2, MM 5.3-A.1 and MM 5.3-A.2 are required.	
<p>Impact 5.3-B: The project would have a substantial adverse effect on estuarine habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.</p> <p>Project Specific Potentially significant impact.</p> <p>Cumulative Significant impact</p>	<p>Project Specific MM 5.3-B.1. The loss of 0.66 acre of sandy intertidal habitat will be mitigated at an acceptable location within Newport Bay or another southern California embayment based upon a ratio determined by the project proponent and U.S. Army Corps of Engineers (ACOE), National Marine Fisheries Service (NMFS), and the California Department of Fish and Game (CDFG) during the project permitting phase with the knowledge that the project has an overall net gain 0.9 acre of wetland habitat (shallow water habitat). MM 5.3-B.2. In accordance with Public Resources Code 21081.6, a mitigation monitoring plan must be developed to monitor the success of the HAPC mitigation area. A five-year monitoring program is recommended.</p> <p>Cumulative Implementation of Mitigation Measures MM 5.3-B.1 and MM 5.3-B.2 is required.</p>	<p>Project-specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.3-C: The project would not have a substantial adverse effect on open-bay environment as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant</p> <p>Cumulative Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.3-D. The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of California halibut nursery sites.</p> <p>Project Specific Less than significant</p> <p>Cumulative No impact.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.3-E: The project could interfere substantially with the movement of any native resident or wildlife species or with established native resident or migratory wildlife corridors.</p> <p>Project Specific Potentially significant impact.</p> <p>Cumulative Potentially significant impact.</p>	<p>Project-Specific MM 5.3-E.1. Removal of vegetation or other potential nesting-bird habitat shall be conducted outside of the avian nesting season (February through August). If removal of vegetation occurs during the avian nesting season, a preconstruction nesting bird survey shall be conducted no more than 7 days prior to this activity. If birds are found to be nesting within or near the impact area, a buffer where no construction activities would occur would need to be established by a qualified biologist. This biologist would also determine when the nest is no longer active, at which time construction could resume.</p> <p>Cumulative Implementation of Mitigation Measure MM 5.3-E.1 is required.</p>	<p>Project-Specific Less than significant,</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.3-F: The project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
5.4 - Cultural Resources		
<p>Impact 5.4-A: The project would cause a substantial adverse change in the significance of an historical resource as defined in §15064.5.</p> <p>Project Specific No impact</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.4-B: The project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.</p> <p>Project Specific Potentially significant impact.</p> <p>Cumulative Significant impact</p>	<p>Project Specific MM-5.4-B.1. The City shall provide an opportunity for a Native American representative to monitor excavation and dredging activities. The representative shall be determined by the City based on input from concerned Native American tribes (i.e., Gabrielino, Juaneno, and Tongvas).</p> <p>MM-5.4-B.2. The City shall avoid archaeological site, cap or cover the archaeological site with a layer of soil before building on the affected site, or excavate to adequately recover the scientifically consequential information from and about the resource.</p> <p>Implementation of Mitigation Measures MM 5.4-B.1 and MM 5.4-B.2 is required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.4-C: The project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p> <p>Project Specific Potentially significant impact.</p> <p>Cumulative Potentially significant impact.</p>	<p>Project Specific MM 5.4-C.1. A qualified paleontologist shall be retained to observe grading activities and conduct salvage excavation of paleontological resources as necessary. The paleontologist shall be present at the pre-grading conference, shall establish procedures for paleontological resources surveillance, and shall establish, in cooperation with the City, procedures for temporarily halting or redirecting work to permit the sampling, identification and evaluation of the fossils as appropriate. If additional or unexpected paleontological features are discovered, the paleontologist shall report such findings to the City Planning Department. If the paleontological resources are found to be significant, the</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>paleontological observer shall determine appropriate actions, in cooperation with the City, for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Planning Director.</p> <p>Cumulative Implementation of Mitigation Measure MM 5.4-C.1 is required.</p>	
<p>Impact 5.4-D: The project would not disturb any human remains, including those interred outside of formal cemeteries.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>	<p>Project Specific MM 5.4-D.1. In accordance with the Public Resources Code §5097.94, if human remains are found, the Orange County Coroner must be notified within 24 hours of the discovery. If the Coroner determines that the remains are not recent, the Coroner will notify the Native American Heritage Commission in Sacramento to determine the most likely descended for the area. The designated Native American representative then determines in consultation with the City the disposition of the human remains.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>5.5 - Geology and Soils</p>		
<p>Impact 5.5-A: The project could expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground shaking and seismic-related liquefaction, and would not expose people or structures to such potential adverse effects with respect to:</p> <p>i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)</p> <p>Project Specific Less than significant</p>	<p>Project Specific MM 5.5-A.1. Prior to the issuance of a grading permit, a building foundation design to reduce potential liquefaction and settlement impacts shall be submitted to the City of Newport Beach Building Department for review and approval. The foundation design shall be in conformance with the recommendation of the geotechnical report prepared for the project, which recommends a mat foundation and either a deep foundation system such as driven piles or stone columns or soil improvement. The specific foundation design for each proposed structure will require approval by the City of Newport Beach Building Department.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant impact.</p> <p>Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Cumulative No impact.</p> <p>ii) Strong seismic groundshaking.</p> <p>Project Specific Less than significant</p> <p>Cumulative No impact.</p> <p>iii) Seismic-related ground failure, including liquefaction.</p> <p>Project Specific Potentially significant impact.</p> <p>Cumulative No impact.</p> <p>iv) Landslides.</p> <p>Project Specific No impact</p> <p>Cumulative No impact.</p>		
<p>Impact 5.5-B: The project would not result in substantial soil erosion or the loss of topsoil.</p> <p>Project Specific Less than significant.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.5-C: The project would be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse.</p>	<p>Project Specific MM 5.5-C.1 Implementation of Mitigation Measure MM 5.5-A.1 is required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant impact.</p> <p>Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Project Specific Potentially significant impact.</p> <p>Cumulative No impact.</p>		
<p>Impact 5.5-D: The project would not be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property.</p> <p>Project Specific Potentially significant impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.5-E: The project would not have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
5.6 Hazards and Hazardous Materials		
<p>Impact 5.6-A: The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.</p> <p>Project Specific Less than Significant.</p> <p>Cumulative Less than Significant.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than Significant.</p> <p>Cumulative Less than Significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.6-B: The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving a release of the hazardous materials into the environment.</p> <p>Project Specific Potentially Significant Impact.</p> <p>Cumulative Potentially Significant Impact.</p>	<p>Project Specific MM 5.6-B.1. Prior to demolition activities, the project proponent shall determine whether asbestos or lead-based paint materials are present within the existing onsite structures. If these materials are present, the project proponent shall properly dispose of these materials in a landfill that accepts asbestos and lead-based paint.</p> <p>Cumulative Implementation of Mitigation Measure MM 5.6-B-1 is required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.6-C: The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.</p> <p>Project Specific Less than significant.</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant..</p>
<p>Impact 5.6-D: The project would not be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.6-E: For a project located within an airport land-use plan or, where such a plan has not been adopted, within two miles of a public airport or public-</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative</p>	<p>Project Specific No impact.</p> <p>Cumulative</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>use airport, the project would not result in a safety hazard for people residing or working in the project area.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>No mitigation measures are required.</p>	<p>No impact.</p>
<p>Impact 5.6-F: For a project within the vicinity of a private airstrip, the project would not result in a safety hazard for people residing or working in the project area.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.6-G: The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.6-H: The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.</p> <p>Project Specific No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Cumulative No impact.</p>		
<p>5.7 - Hydrology and Water Quality</p>		
<p>Impact 5.7-A: The project would not violate any water quality standards or waste discharge requirements.</p> <p>Project Specific Potentially significant impact</p> <p>Cumulative Potentially significant impact.</p>	<p>Project Specific</p> <p>5.7-A.1. Prior to construction activities, a stormwater pollution prevention plan (SWPPP) for construction activities that describes best management practices (BMPs) to reduce the release of potential pollutants into surface water shall be prepared and approval by the City of Newport Beach. The plan shall also identify how the BMPs will be implemented. The SWPPP shall include, but not be limited to, the following BMPs:</p> <ul style="list-style-type: none"> • <i>Dust Control:</i> Water will be sprayed periodically in newly graded areas to prevent dust from grading activities dust to be blown to adjacent areas. • <i>Construction Staging:</i> Specific areas will be delineated for storage of material and equipment, and for equipment maintenance, to contain potential spills. • <i>Sediment Control:</i> Sand bags or silt fences will be located along the perimeter of the site. Existing inlets and proposed area drains will be protected against intrusion of sediment. • <i>Tracking:</i> Tracking of sand and mud on the local street will be avoided by tire washing and/or road stabilization. Street cleaning will be done if tracking occurs. • <i>Waste Disposal:</i> Specific area and/or methods will be selected for waste disposal. Typical construction waste include concrete, concrete washout, mortar, plaster, asphalt, paint, metal, isolation material, plants, wood products and other construction material. Solid waste will be disposed of in approved trash receptacles at specific locations. Washing of concrete trucks will be done in a contained area allowing proper cleanup. Other liquid waste will not be allowed to percolate into the ground. • <i>Construction dewatering:</i> Construction dewatering will require approved permits by the California Regional Water Quality Control Board and the City. • <i>Maintenance:</i> Maintenance of BMPs will take place before and 	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>after rainfall events to insure proper operation.</p> <ul style="list-style-type: none"> • <i>Training:</i> The SWPPP will include directions for staff training and checklists for scheduled inspections. • <i>Construction Vehicles:</i> Construction vehicles will be inspected daily to ensure there are no leaking fluids. If there are leaking fluids, the construction vehicles will be serviced outside of the project site area. • <i>Turbidity:</i> Activities shall not cause turbidity increases in bay waters that exceed: a) 20 percent if background turbidity is between 0 and 5 Nephelometric Turbidity Units (NTUs); b) 10 percent if background is between 50 and 100 NTUs; c) 10 percent if background turbidity is greater than 100 NTUs. Monitoring of turbidity in bay water adjacent to boat slip construction will be conducted daily during construction activities that may cause turbidity. If activities exceed the above criteria, construction activities associated with causing turbidity will be discontinued until the above criteria is met. • <i>Grease:</i> Construction activities will not cause visible oil, grease, or foam in the work area or in the bay. • <i>Silt curtains:</i> Silt curtains will be placed within the bay so that all effluent from dredging activities will be contained within the construction zone. • <i>Hauling Trucks:</i> The project construction contractors will ensure that trucks hauling soil material to and from the project site will be covered and will maintain a 2-inch differential between the maximum height of any hauled material and the top of the haul trailer. Haul truck drivers will water the load prior to leaving the site in order to prevent soil loss during transport. • <i>Heavy Equipment:</i> Limit heavy equipment use on the beach to areas away from the high-tide line during construction. • <i>Hydrogen Sulfide:</i> Provisions shall be made, as necessary, for the treatment of hydrogen sulfide to comply with water quality standards and to control odors from the dewatering process. • <i>Dredged Material:</i> Project operations will require that the scow doors used to release dredged material remain closed until the scows are towed to the disposal site. <p>5.7-A.2. Prior to construction of the marina, the City shall include</p>	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
	<p>mechanical devices within the marina basin design to enhance the movement and mixing of water within the basin. The use of mechanical devices shall meet the EPA guidelines of adequate tidal flushing where flushing reductions range from 70 percent to 90 percent over a 24-hour period. One option could be the use of four oloids (propeller-type devices) that have been modeled. With these devices, the average flushing reductions in 24 hours would reach 80 percent, which meets the EPA guidelines.</p> <p>Cumulative Implementation of Mitigation Measures MM 5.7-A.1 and MM 5.7-A.2 is required.</p>	
<p>Impact 5.7-B: The project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.7-C: The project would not substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Impact 5.7-D: The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site.</p> <p>Project Specific Beneficial impact.</p> <p>Cumulative Beneficial impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Beneficial.</p> <p>Cumulative Beneficial.</p>
<p>Impact 5.7-E: The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.7-F: The project would not otherwise substantially degrade water quality.</p> <p>Project Specific Potentially significant impact</p> <p>Cumulative Potentially significant impact.</p>	<p>Project Specific Implementation of Mitigation Measures MM 5.7-A.1 and MM 5.7-A.2 is required.</p> <p>Cumulative Implementation of Mitigation Measures MM 5.7-A.1 and MM 5.7-A.2 is required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.7-G: The project would not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.</p>	<p>Project Specific No mitigation measures required.</p> <p>Cumulative No mitigation measures required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>		
<p>Impact 5.7-H: The project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.7-I: The project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.7-J: The project could be subject to Inundation by seiche, tsunami, or mudflow.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant</p> <p>Cumulative Less than significant.</p>
<p>5.8 - Land Use and Planning</p>		
<p>Impact 5.8-A: The project would not physically divide an established community.</p>	<p>Project Specific No mitigation measures are required.</p>	<p>Project Specific No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Cumulative No mitigation measures are required.</p>	<p>Cumulative No impact.</p>
<p>Impact 5.8-B: The project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.</p> <p>Project Specific Less than significant.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation are required.</p> <p>Cumulative No mitigation are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
5.9 - Noise		
<p>Impact 5.9-A: The project would not result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant impact.</p> <p>Cumulative Less than significant impact.</p>
<p>Impact 5.9-B: The project would not result in expose persons to or generation of excessive groundborne vibration or groundborne noise levels.</p> <p>Project Specific Less than significant.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant impact.</p> <p>Cumulative Less than significant impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Cumulative Less than significant</p>		
<p>Impact 5.9-C: The project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Project Specific Less than significant Cumulative Less than significant</p>	<p>Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant impact. Cumulative Less than significant impact.</p>
<p>Impact 5.9-D: The project would result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Project Specific Potentially Significant Impact Cumulative Less than significant</p>	<p>Project-Specific 5.9-D.1. The construction contractor shall ensure that all construction equipment on-site is properly maintained and tuned to minimize noise emissions. 5.9-D.2. The construction contractor shall ensure that construction equipment is fit with properly operating mufflers, air intake silencers, and engine shrouds no less effective than as originally equipped by the manufacturer. 5.9-D.3. The construction contractor shall locate all stationary noise sources (e.g., generators, compressors, staging areas) as far from residential and recreational receptor locations as is feasible. 5.9-D.4. Material delivery, soil haul trucks, equipment servicing, and construction activities shall be restricted to the hours set forth in the City of Newport Beach Municipal Code, Section 10.28.040. Cumulative No mitigation measures are required.</p>	<p>Project-Specific Less than significant impact. Cumulative Less than significant impact.</p>
<p>Impact 5.9-E: For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, the project would not expose people residing or working in the project area to excessive noise levels.</p>	<p>Project-Specific No mitigation measures are required. Cumulative No mitigation measures are required.</p>	<p>Project-Specific No impact. Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>		
<p>Impact 5.9-F: For a project within the vicinity of a private airstrip, the project would not expose people residing or working in the project area to excessive noise levels.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project-Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project-Specific No impact.</p> <p>Cumulative No impact.</p>
<p>5.10 - Public Services</p>		
<p>Impact 5.10-A: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for fire protection.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.10-B: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to</p>	<p>Project Specific No mitigation is required.</p> <p>Cumulative No mitigation is required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>maintain acceptable service ratios, response times, or other performance objectives for police protection.</p> <p>Project Specific Less than significant</p> <p>Cumulative Less than significant</p>		
<p>Impact 5.10-C: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for schools.</p> <p>Project Specific No impact.</p> <p>Cumulative Less than significant.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.10-D: The project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for parks.</p> <p>Project Specific Beneficial impact.</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
5.11 - Transportation and Traffic		
<p>Impact 5.11-A: The project would not cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system and that exceeds, either individually or cumulatively, a level-of-service standard for intersections established by the City.</p> <p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.11-B: The project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.11-C: The project would not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).</p> <p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.11-D: The project would not result in inadequate emergency access.</p>	<p>Project Specific No mitigation measures are required.</p>	<p>Project Specific No impact.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Cumulative No mitigation measures are required.</p>	<p>Cumulative No impact.</p>
<p>Impact 5.11-E: The project would not result in inadequate parking capacity.</p> <p>Project Specific Less than significant</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.11-F: The project would not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).</p> <p>Project Specific No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>5.12 - Utilities and Service Systems</p>		
<p>Impact 5.12-A: The project would not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board.</p> <p>Project-Specific: No impact.</p> <p>Cumulative No impact.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific No impact.</p> <p>Cumulative No impact.</p>
<p>Impact 5.12-B: The project would not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities,</p>	<p>Project Specific 5.12-B.1. If construction vehicles break the existing 16-inch water</p>	<p>Project Specific Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>the construction of which could cause significant environmental effects.</p> <p>Project-Specific Potentially Significant Impact</p> <p>Cumulative Less than significant</p>	<p>line, the water line will be replaced.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Cumulative Less than significant.</p>
<p>Impact 5.12-C: The project would not require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.</p> <p>Project-Specific Less than significant</p> <p>Cumulative less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.12-D: The project would have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p> <p>Project-Specific Less than significant</p> <p>Cumulative less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.12-E: The project would result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
<p>Project-Specific Less than significant.</p> <p>Cumulative Less than significant.</p>		
<p>Impact 5.12-F: The project would be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs.</p> <p>Project-Specific Less than significant</p> <p>Cumulative Less than significant.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.12-G: The project would comply with federal, state, and local statutes and regulations related to solid waste.</p> <p>Project-Specific No impact.</p> <p>Cumulative Less than significant.</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>
<p>Impact 5.12-H: The project would not have a substantial impact on the provision of natural gas and electrical services.</p> <p>Project-Specific No impact.</p> <p>Cumulative Less than significant</p>	<p>Project Specific No mitigation measures are required.</p> <p>Cumulative No mitigation measures are required.</p>	<p>Project Specific Less than significant.</p> <p>Cumulative Less than significant.</p>

Authors: The table of contents below is for yours and editorial use. To refresh, place your cursor in the table of contents area and press F9.

Section 2: Executive Summary2-1

- 2.1 - Proposed Project.....2-1
- 2.2 - Areas of Controversy/Issues To Be Resolved2-1
- 2.3 - Summary of Project Impacts2-1
 - 2.3.1 - Significant Unavoidable Adverse Environmental Effects.....2-1
 - 2.3.2 - Summary of Significant Environmental Effects That Can Be Mitigated To Less Than Significant.....2-2
- 2.4 - Summary of Alternatives2-2
- 2.5 - Mitigation and Monitoring Program2-2
- 2.6 - Summary of Significant Environmental Impacts and Mitigation Measures2-2

Table 2-1: Executive Summary Matrix.....2-3

Error! No table of figures entries found.

References:

Please record your references as you draft your section.

Author's Name. Year. Report Title.

General Instruction for Citations and References

MBA uses the author date citation system within the narrative of the text. To make identifying the citation in the references clear, we use a similar format. Each format is described below. If you encounter items other than those listed below, refer to the most current edition of the Chicago Manual of Style (15th edition as of this writing).

Web resources

In the narrative:

(Delano Union School District 2007)

In the references/bibliography:

Website name. Year. The web address you visited. The date you accessed the site. For example:

Delano Union School District. 2008. Website <http://www.duesd.org/>. Accessed April 23, 2008.

Personal communications

In the narrative:

(Sayers, pers. comm.)

In the references/bibliography:

Contact's last name, first name. Title, firm or company. Personal communication: form of pers comm (e-mail, telephone, fax, etc.). Date of communication. For example:

Sayers, Dorothy. Managing Editor, Bloomsbury Industries. Personal communication: e-mail. April 23, 2007.

Reports

in the narrative:

(A J Environmental, Inc. 2008)

In the references/bibliography:

Firm's name as author; if person, last name, initials only. Year published. Title of Report. Month day published (if known.) For example:

A J Environmental, Inc. 2008. City of Bakersfield Phase I Environmental Site Assessment, Bakersfield OHV Park, Kern County, California, August 16.